

SITE SPECIFIC NOTES:

PROJECT NAME: SHULMAN INDUSTRIAL PARK LOCATION: EAST SIDE OF FM 2818 AND APPROXIMATELY 1800 FEET NORTH OF HIGHWAY 21

SITE ADDRESS: 1812 N. HARVEY MITCHELL PARKWAY, BRYAN, TEXAS LEGAL DESCRIPTION: SHULMAN INDUSTRIAL PARK, LOT 1, BLOCK 1, JOHN AUSTIN SURVEY, A-62, BRYAN, BRAZOS COUNTY,

OWNED BY:
RAFEEK N. SHANAA
AND SUZANNE M. CHAMSEDDINE
603 FRONTIER TRAIL CAMPING MAXX C/O MR. JERRY SHULMAN 6102 PINTO RUN

TOTAL DEVELOPED AREA: APPROXIMATELY 1.21 ACRES (MAIN STRUCTURES, AND PARKING AREAS)

5. PROPOSED USE & IMPROVEMENTS: TWO (2) - 11,900 SQUARE FOOT WAREHOUSE AND COMMERCIAL BUILDINGS TO INCLUDE PARKING, DRIVE AISLES, UTILITIES AND LANDSCAPING. 6. A PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E. MAP REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014.

7. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, etc. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY. 8. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.

9. TOTAL BUILDING AREA: 23800 SQ.FT. (GROSS) (2 BUILDINGS • 11,900 SF EACH).

10. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER. 13. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

15. DEMOLITION / CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE PROVIDED BY CONTRACTOR WHEN NECESSARY. 16. PARKING: THERE ARE 38 REGULAR PARKING SPACES AND 2 HANDICAP SPACES — 40 TOTAL SPACES. THERE IWLL BE NO MORE THAN TWO (2) EMPLOYEES WORKING AT ANY GIVEN TIME DURING THE WORK DAY, THEREFORE ONLY THREE (3) SPACES WILL BE CONSTRUCTED AT THIS TIME. THE THREE SPACES WILL CONSTRUCT OF THE (3) APPLICATION OF THE CONSTRUCTED AT THIS TIME. THE THREE SPACES WILL CONSIST OF TWO (2) REGULAR SPACES AND ONE (1) ACCESSIBLE SPACE.

17. ALL ELECTRIC & COMMUNICATIONS CONDUIT TO BE INSTALLED W/ PULL STRING AND END CAPS, WITH ENDS EXTENDING 2' BEYOND PAVEMENT. MARK ENDS OF CONDUIT WITH PVC EXTENDING 3' ABOVE GROUND AS FOLLOWS: ELECTRIC-4" PAINTED RED; VERIZON/COMMUNICATIONS-3" PAINTED BROWN, WATER-4" 18. ITEMS CALLED AS "PROPOSED", "PROVIDE" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUSIVE OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.

20. ALL RADII AND PAVEMENT ARE DIMENSIONED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.

22. SITE LIGHTING IS TO BE INSTALLED WITH THIS PROJECT. THE OWNER WILL SPECIFY TYPE OF LIGHT FIXTURE AND POLE TO BE USED. SITE LIGHTING IS CONSIDERED TO BE A PERFORMANCE SPECIFICATION. CONTRACTOR SHALL REFER TO OWNER'S ELECTRICIAN ELECTRICAL PLANS FOR FINAL TYPES & LOCATION OF ALL SITE LIGHTING & CONDUIT ROUTING. CONTRACTOR IS TO FURNISH & INSTALL ALL LIGHT POLE BASES, CONDUIT WITH PULL STRING, WIRING, PULL BOXES, TRANSFORMERS, PANELS AND ALL APPURTENANCES NECESSARY FOR PROPER OPERATION OF THE LIGHTING SYSTEM. CONTRACTOR TO RECORD LOCATIONS OF ALL CONDUIT ROUTES.

23. CONCRETE WASHOUT AREA(S) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE PRIOR TO PROJECT CLOSEOUT. FILL AREA BACK TO PLAN GRADE / EXISTING GROUND. 24. ALL TAPPING SLEEVES TO BE SMITH-BLAIR 665 SS W/ MJ VALVE.

25. PROPOSED FUTURE 15' PUBLIC UTILITY EASEMENT ALONG NORTH LINE OF TRACT TO BE DEDICATED BY SEPARATE INSTRUMENT FOR FUTURE ON—SITE PUBLIC WATER LINE EXTENTSION AT THE TIME OF FUTURE PHASE DEVELOPMENT.

GENERAL NOTES:

1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY CIVIL ENGINEERING CONSULTANTS (CEC) FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS.

CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OF WORK ELEMENT AFFECTED. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS AND ANY RELOCATION, REMOVAL, AND INSTALLATION, OR ADJUSTMENTS TO ALL EXISTING FACILITIES REQUIRED FOR PROSECUTION OF THE WORK. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.

CONTRACTOR TO CONTACT TEXAS811 & CITY OF BRYAN WATER SERVICES DEPARTMENT 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES AS WELL AS OIL AND GAS PIPELINE COMPANIES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CEC 48 HOURS PRIOR TO CONSTRUCTION. 2. CONTRACTOR IS TO MAINTAIN AND INSURE INTEGRITY OF ALL EXISTING UTILITIES. CLOSE ATTENTION IS TO BE PAID TO ANY EXISTING POWER, TELEPHONE, &

3. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED OR REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER & ENGINEER. 4. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR CREEK AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.

5. CONTRACTOR IS TO BROADCAST SEED ALL DISTURBED AREAS FOR RE-ESTABLISHMENT OF VEGETATION WITH GRASS SEED MIX AS INDICATED IN THE SWP3 PLAN OR LANDSCAPE PLAN (DEPENDING ON LOCATION). CONTRACTOR TO DISK AREAS TO BE SEEDED TO A DEPTH OF 6°. CONTRACTOR TO GUARANTEE COVERAGE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 6 MOS. COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1° IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SF.

5. LIMITS OF WORK: CONTRACTOR IS TO CONFINE ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT. 7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE. I. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALL AS PER CITY

9. POTABLE WATER PROTECTION — ALL DDEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION, AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

UTILITY DEMANDS:

WATER & SANITARY SEWER DEMANDS:

AVERAGE DEMAND X

. AVERAGE DEMAND X 4 NOTE: DEMANDS BASED ON HISTORICAL DATA FOR WAREHOUSES OF SIMILAR SIZE AND USE.

PARKING ANALYSIS: PARKING SPACES REQUIRED:

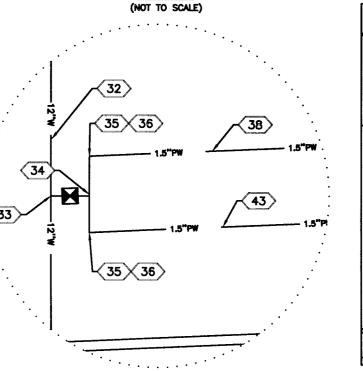
SPACES PROVIDED:

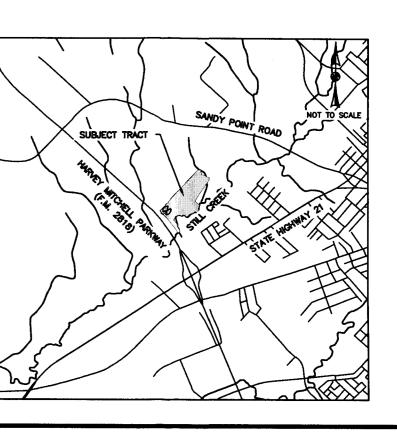
WAREHOUSE & ENCLOSED STORAGE: - 1 SPACE / 600 GFA 11900 GFA / 600 = 20 SPACES PER BUILDING OTAL SPACES REQUIRED FOR TWO BUILDINGS: 40

STANDARD= HANDICAP= TOTAL SPACES PROVIDED: *40

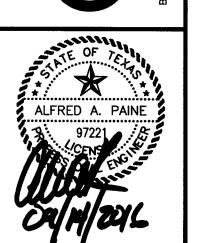
*THERE WILL BE NO MORE THAN TWO (2) EMPLOYEES WORKING AT THE BUILDING AT ANY GIVEN TIME DURING TH WORK DAY, THEREFORE ONLY THREE (3) SPACES WILL BE CONSTRUCTED PER BUILDING AT THIS TIME. THE THREE SPACES WILL CONSIST OF TWO (2) REGULAR SPACES AND ONE (1) ADA SPACE PER BUILDING.

(XX) INDICATES PARKING SPACE COUNT





D U R D ENGINEERII TEXAS A XYAN, TEXA XYAN, TEXA EL: (979) 8 AX: (979) 8 GISTRATIO



SHEET NO.